



17167 COUNTY ROAD 617
FARMERSVILLE, TX 75442



\$1,500,000



1 acres

DESCRIPTION

Nestled in the gently rolling countryside of Farmersville, TX, this picturesque 37.557-acre property consisting of 4 contiguous tracts bordering approximately 900' of County Road frontage. This property offers a rare opportunity to own a slice of serene, natural Texas beauty with endless potential. Formerly used as a wedding venue, the land still holds the charm and ambiance of a romantic retreat and could easily serve again as an event destination, ranch, homestead, or private escape. Currently AG-exempt, the land is actively used for hay production, with a landscape that combines wide-open meadows and pockets of mature trees. A 1,472 sq ft home is located on the property, but it is not currently habitable, but does have a septic system in place. The true value is in the rich land and what you choose to make of it. Nature lovers will be captivated by the diversity of trees populating the property, including 24 pecan trees—ranging from native varieties to improved paper shell—along with redbud, cedar, cedar elm, ash, bois d'arc, oak, honey locust, black walnut, willow, Virginia pine, and fruit-bearing trees like peach, fig, and apricot. The land also includes a large, scenic stock pond, stocked with black bass and occasionally visited by otters. The surrounding ecosystem supports an array of wildlife, including deer, coyotes, bobcats, and, on rare occasions, a panther. Birdwatchers will find paradise here, with red-headed woodpeckers, blue buntings, wild turkeys, ducks, Canadian geese, and even peacocks calling the area home. Whether you're sipping coffee by the pond at sunrise or listening to the quiet rustle of wind through the trees, the peace and privacy here are unmatched. Whether you dream of building a custom estate, revitalizing an event venue, investing in ag land, or simply enjoying the natural Texas beauty, this property is ready to inspire your next chapter.

PROPERTY TYPE: Land - Improved Land
MLS STATUS: Active
MLS: 20973067
YEAR BUILT:
COUNTY: Collin
TRACT OR SUBDIVIION: NA
LIST DATE: 06/18/2025

CENTURY 21

Judge Fite Company

800.451.8055

AREA:
SQUARE FEET:
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 37.56
LOT SIZE (SQFT): 1,635,982

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

LOT DESCRIPTION:

- Acreage
- Agricultural
- Cleared
- IrregularLot
- PondOnLot
- RollingSlope
- ManyTrees

ADDITIONAL PROPERTY DETAILS

LISTED BY: Cindy Kennedy 

PHONE: 972.893.3130

BROKERED BY: Ebby Halliday, REALTORS

century21judgefite.com

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